

Exhibit B

(Space Above for Recorder/Registrar Use)

DEDICATION OF EASEMENT FOR VEHICULAR TURNAROUND PURPOSES

Peter Jandric, as Grantor, for good and valuable consideration, to it in hand paid and the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the **City of Saint Paul**, a municipal corporation of the State of Minnesota, its successors, and assigns, as Grantee, a perpetual non-exclusive easement for vehicular turnaround purposes on, over and across the following tract of land being in the County of Ramsey, State of Minnesota, depicted in Exhibit A:

To have and to hold the same forever. Grantor does covenant that it is well seized in fee of the land and premises aforesaid, and has good right to convey the same free of all encumbrances.

Grantor also covenants that the above granted easement is in the quiet and peaceable possession of the Grantee. Grantor will warrant and defend against all persons lawfully claiming the whole or any part thereof, subject to encumbrances, if any, hereinbefore mentioned. It is intended and agreed that this agreement shall be a covenant running with the land and shall be binding to the fullest extent of the law and equity for the benefit of the public. It is further intended and agreed that this agreement and covenant shall remain in effect without limitation as to time.

Grantor, so long as it owns the subject land and each successor during its period of ownership, shall be responsible for construction, maintenance, cleaning and snow plowing of the above-described easement area.

IN TESTIMONY WHEREOF, Grantor(s), Peter Jandric, a limited liability company under the laws of Minnesota, has(ve) caused this deed to be executed in its corporate name by its duly authorized officers, and attested to this ____ day of June, 2015.

By _____

Its _____

By _____

Its _____

STATE OF MINNESOTA }
COUNTY OF RAMSEY } ss

The foregoing was acknowledged before me this _____ day of June _____, 2015

by Peter Jandric _____

the Property Owner _____

of 1721 Saunders Avenue, Saint Paul Mn. 55116 _____

This Instrument was drafted by:

City of Saint Paul
Office of Financial Services – Real Estate Section
25 W. 4th St., Rm. 1000
St. Paul, MN 55102